

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

016561

THAT JANET COUGHLIN, of Oakland of Kennebec, State of Maine duly appointed and acting personal representative of the Estate of J. HOBART PIERCE, SR., deceased, intestate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to THOMAS F. PIERCE of Oakland, County of Kennebec and State of Maine, being the person(s) entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

A certain lot or parcel of land situated on the westerly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found on the westerly right of way line of said road at the southeasterly corner of the land described in the first parcel in the deed from John Hobart Pierce to Robert E. Reuman et al., said deed dated February 1, 1968 and recorded in the Kennebec County Registry of Deeds Book 1460, Page 701; then thence by the following courses and distances, to wit:

1. South Twenty Degrees, Thirty-eight Minutes, Twenty-seven Seconds West (S 20° 38' 27" W) along the westerly right of way line of said road, a distance of Three Hundred Thirty-six and 48/100ths (336.48) feet to an iron rod set at a corner; thence

2. North Seventy-one Degrees, Five Minutes, Thirty-three Seconds West (N 71° 05' 33" W) along said road line, a distance of Three and 98/100ths (3.98) feet to an iron rod set at a corner; thence

3. South Eighteen Degrees, Fifty-four Minutes, Twenty-seven Seconds West (S 18° 54' 27" W) along the westerly right of way line of said road, a distance of Twenty-four and 98/100ths (24.98) feet to an iron rod set at the northeasterly corner of the land this day conveyed by deed of the grantor herein to Janet P. Coughlin, said deed to be recorded herewith; thence

4. North Forty-seven Degrees, Forty-six Minutes, Forty-seven Seconds West (N 47° 46' 47" W) along the northerly line of said land of Coughlin, a distance of Six Hundred Five and 08/100ths (605.08) feet to an iron rod set at the northwesterly corner of the land of said Coughlin and set in the easterly line of the land described in the deed of Arthur W. Stetson to John H. Stetson, said deed dated August 15, 1957 and recorded in said Registry Book 1088, Page 145; thence

5. North Twenty-seven Degrees, Twenty-three Minutes, Thirty-nine Seconds East (N 27° 23' 39" E) along the easterly line of the land owned by said Stetson, a distance of Five Hundred Twenty-seven and 67/100ths (527.67) feet to an iron rod set at a corner; thence

6. South Sixty-one Degrees, Thirty-six Minutes, Twenty-seven Seconds East (S 61° 36' 27" E) along a southerly line of the land owned by said Stetson and along the southerly line of land owned by Jeffrey H. Matranga et al., a distance of Three Hundred Fourteen and 38/100ths (314.38) feet to an iron pin found at the northwesterly corner of the land described in the third

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parcel in a deed of John Hobart Pierce to Robert E. Reuman et al., said deed dated February 1, 1968 and recorded in the Kennebec County Registry of Deeds Book 1460, Page 701; thence

7. South Twenty Degrees, Fifty-four Minutes, Eight Seconds West (S 20° 54' 08" W) along the westerly line of the land conveyed by said Pierce to Reuman, a distance of One Hundred Twenty-eight and 87/100ths (128.87) feet to an iron pin found at the southwesterly corner of the land conveyed by said Pierce to Reuman and at the northwesterly corner of a parcel of land recently conveyed by the grantor herein to Robert E. Reuman et al.; thence

8. Continuing along the same bearing and along the westerly line of the land recently conveyed by the grantor herein to said Reuman, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence

9. South Sixty-two Degrees, Four Minutes, Thirty-eight Seconds East (S 62° 04' 38" E) along the land conveyed by the grantor herein to said Reuman, a distance of Sixty-nine and 95/100ths (69.95) feet to an iron rod set for a corner; thence

10. South Twenty Degrees, Twenty-four Minutes, Twenty Seconds West (S 20° 24' 20" W), along the land conveyed by the grantor herein to said Reuman, a distance of Twenty-four and 75/100ths (24.75) feet to an iron pin found at the northwesterly corner of the land described in the seceond parcel in a deed of John Hobart Pierce to Robert E. Reuman et al., said deed dated February 1, 1968 and recorded in the Kennebec County Registry of Deeds Book 1460, Page 701, heretofore referenced; thence

11. South Twenty Degrees, Thirty-two Minutes, Thirty-one Seconds West (S 20° 32' 31" W) along the westerly line of the second and first parcels of land described in the above referenced deed from the said Pierce to Reuman, a distance of One Hundred Forty and 08/100ths (140.08) feet to an iron pin found at the southwesterly corner of the land conveyed by said Pierce to Reuman; thence

12. South Sixty-two Degrees, Twenty-four Minutes, Fifty-seven Seconds East (S 62° 24' 57" E) along the southerly line of the land conveyed by said Pierce to Reuman, a distance of One Hundred Twenty-four and 22/100ths (124.22) feet to the iron pin found at the point of beginning.

The above described lot contains Two Hundred, Seventy-six Thousand, Four Hundred Twenty-five (276,425) square feet, more or less, or Six and 346/1000ths (6.346) acres and is a part of the premises shown on a survey entitled, "Plan of Property Owned by Katherine Pierce and the Personal Representatives of the Estate of J. Hobart Pierce," dated 12/93 and recorded in the Kennebec County Registry of Deeds Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132."

Being a portion of the premises described in the deed of A. Ernest Hustus to J. Hobart Pierce, said deed dated October 2, 1947 and recorded in the Kennebec County Registry of Deeds Book 868, Page 251.

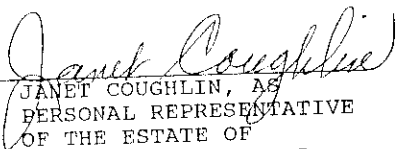
See Certificate and Abstract recorded in the Kennebec Registry of Deeds Book 4537, Page 55 and the records of the Probate of the Estate of J. Hobart Pierce in the Kennebec Probate Court for the source of title of the grantor herein.

This division is made pursuant to a devise and is therefore exempt from the provisions of 30-A Section 4401 et seq.

WITNESS, my hand and seal this 8TH day of JUNE, 1995.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

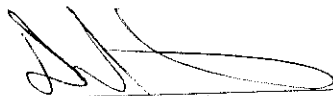
WITNESS


JANET COUGHLIN, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
J. HOBART PIERCE, SR.

STATE OF MAINE
Kennebec, ss

June 8, 1995

Then personal appeared the above named JANET COUGHLIN in her said capacity and acknowledged the foregoing instrument to be her free act and deed.



David R. Whittier
Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

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ATTEST: 
REGISTER OF DEEDS